

**CITY OF ROCKVILLE
COMMUNITY PLANNING & DEVELOPMENT SERVICES DEPARTMENT
STAFF REPORT**

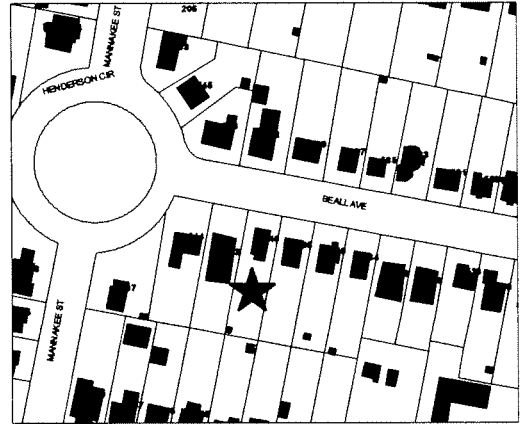
TO: Planning Commission

FROM: Jim Wasilak, Chief of Planning

PLANNER: Robin D. Ziek

DATE: February 9, 2011

SUBJECT: MAP2011-00109, Mayor and
Council of Rockville, applicant:
Historic District rezoning for 540 Beall Avenue



REQUEST: For the rezoning of 540 Beall Avenue from R-60 to R-60 (HD) – Historic District (see Attachment A).

RECOMMENDATION: Staff recommends that the Planning Commission find that the historic district rezoning is in conformance with the *West End Woodley Gardens East West Neighborhood Plan* and the City's *Master Plan*, and will not present an adverse impact to the Planning Area or neighborhood.

RELEVANT ISSUES:

- The property owners have submitted the nomination request, and are in support of the proposed rezoning.
- The Map Amendment process includes reviews by the Historic District Commission (HDC), the Planning Commission, and the Mayor and Council. Both the HDC and the PC provide recommendations to the Mayor and Council. A public hearing is held by the Mayor and Council, who are the deciding body for the proposed zoning change.
- The underlying R-60 zoning will not change.

PROJECT/SITE INFORMATION:

Location: 540 Beall Avenue, West End Park subdivision

Applicant: Mark and Doniphan Howland (owners)

Land Use Designation: Detached Residential (High Density over 4 units/acre)

Zoning District: R-60

Parcel Area: 9,250 sf

Surrounding Land Use and Zoning			
Location	Zoning	Planned Land Use	Existing Use
North	R-60	Detached Residential (DR)	DR
South	R-60	DR	DR
East	R-60	DR	DR
West	R-60	DR	DR

BACKGROUND:

Mr. and Mrs. Howland are the current owners of the property; they have lived in the house since 1985. They met with historic preservation staff during the past summer, and nominated the property for historic designation in October 2010. They have maintained the historic character of the property through the years, and value the presence of this house on the street.

The property includes one detached residence, a 2-1/2 story frame structure. A detached garage was removed many years ago. A driveway along the east side of the house provides off-street parking. The house retains its original windows, original siding (although covered with artificial siding). There have been modest alterations at the rear. For a more detailed description of the house and property, please see Attachment B.

History

The property history coincides with that of the locally designated and National Register-listed West Montgomery Avenue Historic District. The property was platted with the West End Park Subdivision in 1890 by Henry N. Copp. It is located near Henderson Circle, and sits across the street from the Allnutt House (Single site - locally designated, NR listed), which was built by Copp for his own residence. The property was purchased on speculation in 1892 with two adjacent lots for \$1,200, and was sold in 1908 with the adjacent two lots for only \$200. The frantic property sales in the early 1890s came to a stop with the nationwide economic crash of 1893. The actual construction of the house in the early 20th century therefore illustrates the actual development over time of West End Park, sharing as well, the development history of Rockville Park in East Rockville.

ANALYSIS:

Historic District rezoning

The Historic District Commission reviewed the nomination of the property for historic significance at its meeting of December 16, 2010, and found that it meets the criteria for historic designation (see Attachment C). The Mayor and Council authorized the filing of a map amendment application for historic designation of the property on January 18, 2011.

The Planning Commission reviews the rezoning application's compliance with relevant master plans. On occasion, the Planning Commission may find that a property proposed for designation has already been planned for a changed use or different scale of development, and that will be part of their consideration. The Mayor and Council make the final decision. As the City's elected officials, they weigh recommendations received and may consider many points in their deliberation as they consider the overall needs of the community.

Master Plan recommendation:

This neighborhood's local Master Plan, *the West End-Woodley Gardens East/West Neighborhood Plan*, was adopted in 1989. The neighborhood plan summarizes the history of the area on page 1, noting the particular time period for which this property has historic significance. It summarizes the changes in rural Rockville that were made possible with the advent of the Baltimore and Ohio Railroad connection that opened in 1873. With the railroad, came the intense subdivision activities of developers and speculators. While the West End Park and Rockville Heights subdivisions were elaborate and ultimately were not constructed as planned, the 1989 Neighborhood Plan notes that "some of Henry Copp's vision for West End Park can be seen along Beall Avenue, Anderson Street and Mannakee Circle." (p.1)

The 1989 Neighborhood Plan included the adoption of several goals, including the following (p.6): "Preserve and maintain the integrity of Planning Area 4 as a residential community." Historic District zoning does not change the underlying zoning, and this property will continue to have R-60 zoning, for detached residential use, if it is designated as a historic district.

Potential historic district zoning for properties in close proximity to the West Montgomery Avenue Historic District was discussed in the 1989 Neighborhood

Plan, including the possible future expansion of the West Montgomery Avenue Historic District (p. 28). This idea, to expand the larger historic district, has been evaluated and the decision has been made to not move forward at this time. The City's current strategy for historic district zoning focuses on designation of one property at a time. The subject property is proposed as a single site historic district by the owners, and has been evaluated on this basis by the HDC. They noted that the property clearly adds to the understanding of Rockville's history and the development of West End Park.

2002 Comprehensive Master Plan:

The Comprehensive Master Plan also includes a recommendation to consider the possible expansion of the West Montgomery Avenue District (p. 8-7). The current direction in the City, as noted above, is to designate properties on a single site basis. The proposed zoning change complies with this.

REQUIRED FINDINGS:

The proposed zoning change requested in the Map Amendment application (see Attachment D) will comply with the relevant master plans, including the West End Woodley Gardens East-West Neighborhood Plan and the Master Plan.

PUBLIC OUTREACH:

Noticing required for the Planning Commission meetings was undertaken with the published agenda, written notices (sent to property owners within the 750' area), and a sign (posted on the property 15 days prior to the meeting date).

Attachments:

- | | | |
|--------------|---|---------------------------------|
| Attachment A | - | Vicinity map |
| Attachment B | - | Staff report for HDC (12/20/10) |
| Attachment C | - | HDC Recommendation |
| Attachment D | - | Map Amendment application |



**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION ATTACHMENT B
STAFF REPORT**

**December 16, 2010
MEETING NO. 15-10**

APPLICATION: HDC2011-00520
ADDRESS: 540 Beall Avenue
ACCEPTED: 10/19/10
OWNER: Mark and Doniphan
 Howland
REQUEST: Evaluation of Significance
STAFF: Robin D. Ziek



PROJECT SUMMARY:

Mr. and Mrs. Howland are nominating their own property at 540 Beall Avenue for local historic designation. They request an HDC Evaluation of Significance to start the process.

STAFF RECOMMENDATION:

Staff recommends that the HDC support this nomination on the basis that the property has historic significance under Criteria I-C, as representative of the late 19th century development of West End Park by Henry Copp; and under II-A, as a good representative of a Front Gable house at the turn of the century.

[DRAFT MOTION OF APPROVAL:]

Finding HDC2011-00520, for Evaluation of Significance for historic designation for 540 Beall Avenue, to meet the City's criteria I-C and II-A for historic significance, I recommend that the Mayor and Council proceed with historic district re-zoning of this property.

BACKGROUND:

Mark and Doniphan Howland purchased the property in 1985, and are the current owners. They submitted this nomination on October 19, 2010, requesting historic designation through historic district re-zoning for this property (see circle 1, 2). The Mayor and Council will review a proposal for re-zoning if the Historic District Commission supports a positive recommendation based on their Evaluation of Historic Significance.

The property faces north and is located close to the intersection of Beall Avenue and Manakee Street. The large traffic circle at this intersection was platted with the West End Park subdivision and was also the site of a community well. Directly across the street sits the house that Henry N. Copp

built for himself, at 541 Beall Avenue (see page 4). This large Victorian house, known as the Allnutt House, is both a locally designated historic resource, and is listed in the National Register of Historic Places. There are numerous new homes of varying sizes and styles in the immediate neighborhood, as old homes have been purchased, demolished, and replaced (see below, page 2, and page 4).

The neighborhood is characterized by a continuous rhythm of homes along the narrow street. Front porches are common on the older homes, and the properties have deep back yards. The south side of Beall Avenue at this location is topographically higher than the north side, and 540 Beall Avenue has a retaining wall along the sidewalk for the front yard. The driveway on the east side of the house extends into the backyard, to the site of an early garage that has been torn down. The back yard is enclosed with a privacy fence, and the grounds are thoughtfully landscaped and well maintained.

Property Description:

The property is described in detail in the MHT form prepared by David Wilder for Peerless Rockville in 1993 (see circle 5 - 9). This is a two-story frame house, built ca. 1909, with a square central block with a pyramidal roof; and two-story front gable sections on the front and rear. The roofline ends with a shallow kick to provide wide eaves, and both gable ends have strong cornice returns. There is a fullwidth front porch, with turned columns and decorative porch brackets. The narrowly proportioned 1/1 double-hung windows are framed with wall-mounted shutters. The large square window in the front gable, providing light to the attic area, has a common Victorian border pattern. The front door is a single-width with a transom above. The siding is a moderately wide clapboard, with simple wood trim around the windows.



North (front) elevation, looking SW to adjacent new construction



South (rear) elevation

The rear elevation has an enclosed rear porch, with shed roof, in the angle formed with the rear addition. There is a low deck at the back of the house, leading to a flagstone patio. The 1993 MHT form details changes that were made to the property over time (see circle 8).

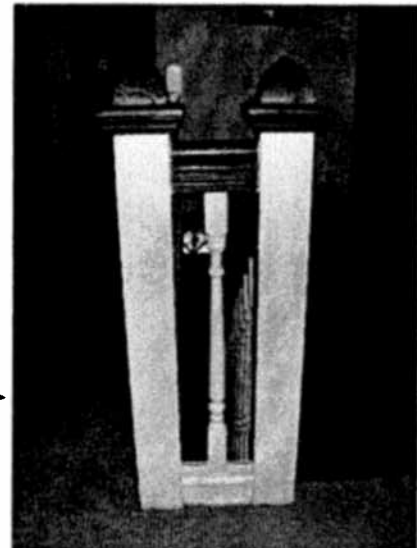
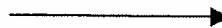


Interior details:

1st floor newel post



2nd floor newel post





541 Beall Ave. [Confronting Properties] 539 Beall Ave.

Liber/Folio	Date	Grantor	Grantee
J.A. 21/322	10/10/1890 [\$50,000 for 247 acres]	John Vinson	Henry N. Copp
J.A.60/71	9/27/1897 * [\$1,200 for lots 48, 49, 50]	Henry N. Copp	Mary E. Rowe [of Indianapolis]
J.L.B. 198/189	4/20/1908 [Lots 48, 49, 50]	Mary E. Rowe [of Missouri]	Robert A. Coe
JLB 202/230	1/21/1909 [Lots 22, 23, 48, 49, 50]	Robert A. Coe	Martin F. Heim
JLB 202/492	3/31/1909 [Lots 22, 23, 48, 49, 50]	Martin F. Heim	John F. Fisher
208/351	9/16/1909 [Lot 50]	John F. Fisher	Mariel G. Mills & John H. Mills
292/88	3/30/1920	Mariel G. Mills & John H. Mills	Mary A. Thrift
518/435	3/24/1931	Mary A. Thrift	Mary E Thrift & Agnes E. Fisher
534/79	2/27/1932 10:32 am [Lot 50, 51]	Mary E. Thrift & Agnes E. Fisher	John Vinson Peter
534/81	2/27/1932 10:34 a.m. [Lot 50, 51]	John Vinson Peter	Mary E. Thrift, Agnes E. Fisher, Lucile Bailey

* Research prepared by David Wilder for Peerless Rockville in 1993 indicates that the property was sold at an earlier date (1892) but recorded five years later. The high price paid for the property would support this assertion, given the nationwide real estate depression in 1893; see MHT form M: 26/7/8 (see circle 7).

2796/344	11/7/1960 [Lot 50, 51]	Thomas E. Bailey	Ashely C. Pearson
3130/148	8/2/1963 [Lot 51]	Ashely C. Pearson	Rogers Construction
3130/176	8/2/1963 [Lot 50]	Ashely C. Pearson	Glenn J. Baldwin
3368/102	6/16/1965 [Lot 50]	Glenn J. Baldwin	Lee C. Price
4317/237	12/15/1972	Lee C. Price	Kirk A. Hornbeck
4756/735	3/5/1976 [\$45,400]	Kirk A. Hornbeck	Douglas Sporn
5525/638	5/29/1980	Douglas Sporn	Robert I. Parker
6096/644	6/10/1983 [\$94,000]	Robert I. Parker	Ronald G. Washburn
6935/318	11/22/1985 [\$120,000]	Ronald G. Washburn	Mark & Doniphan Howland

Historic Significance:

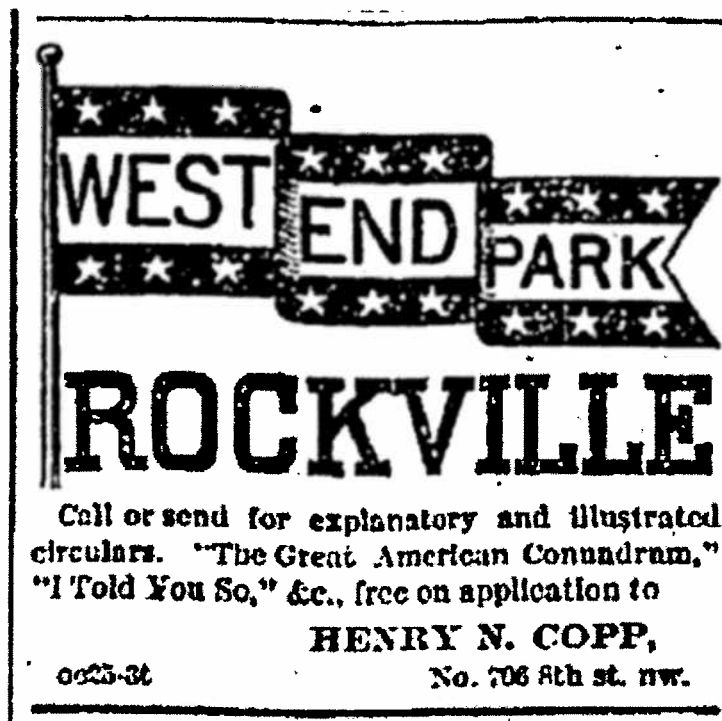
The HDC must use its adopted criteria to evaluate the historic significance of a property. The criteria are based on those used for listing properties in the National Register of Historic Places, but most properties evaluated by the HDC will have local significance. Factors for consideration are the architecture, the history of the property, and how these inform the history of Rockville. Finally, an assessment of integrity will reflect the ability of the property to tell its story.

Architecture: 540 Beall Avenue is a transitional vernacular Front Gable two-story frame house, built circa 1909. With Victorian features, such as the vertical scale, patterned window in the front gable, and the [restored] front porch decorative elements, the house reflects late 19th century design. Early 20th century ideas that reflect the Prairie style and its relative, the American Foursquare, can be seen in the pyramidal roof and general massing. Finally, there are Colonial Revival details as well, such as the broken pediment in the front gable. Such eclectic design was not a-typical in this time period. Technological changes meant that construction and design elements were manufactured rather than hand-crafted and separate elements, or entire houses, could be delivered inexpensively by rail. Product advertising with pattern books, magazines, and newspapers also encouraged and supported eclectic design by providing a menu of choices for the market, or “the homeseekers.”

The foursquare plan involves a side entry hall leading to the kitchen at the rear, with the living and dining rooms to one side to fill out the square. It’s an efficient house to build. This house reflects this general plan, but with modifications with the front gable addition and rear gable ell. The modest size of the house, which is seen elsewhere in the city at this time period, reflects the new ability of middle class families to buy their own homes. The house has relatively simple detailing, with a few special elements such as the decorative newel post on the first floor and the attic window on the facade.

History: The property illustrates the development of West End Park by Henry N. Copp.¹ The subject property was part of the land sold by John Vinson to Henry Copp in 1890, who envisioned a large subdivision named West End Park. Copp's 1890 publication, entitled: *How to Get Health, Wealth, Comfort. Peerless Rockville. What it offers to Homeseekers and Investors*, provides a glowing view of life in the Town of Rockville in the late 19th century.

The Washington Post Oct 26, 1890 Page 11



The early history of the subject property, however, is one of land speculation. The property was purchased by Mary E. Rowe, a woman living in Indianapolis, who paid a substantial price. [J.A. 60/71]. She held the lots for sixteen years, by which time she had moved to Missouri. She sold the property at a substantial loss, but it did free up the property for development. After another flurry of speculation by local residents,² the property was purchased by Marial and John H. Mills, and it is

¹ Henry N. Copp was an Attorney in Washington, with experience in land use (see circle 11-13).

² Martin Heim lived in East Rockville on Baltimore Road, and is well known for his real estate transactions.

likely that they built the house on Lot 50 and used Lot 51 as a sideyard until its sale in 1963 for a separate house.³

While the house that was built at 540 Beall Avenue may not have been the house envisioned by Henry Copp, it serves to illustrate the effects of the late 19th century speculative real estate market on the development of this neighborhood in Rockville.

Location: The proposed designation of 540 Beall Avenue complements the designated property across the street at 541 Beall Avenue and, together, they provide a more complete view of the West End Park development. The two homes, constructed almost 20 years apart, illustrate the Victorian phase of this subdivision. The larger home at 541 Beall Avenue reflects the early vision of Henry Copp, a figure of national standing, reaching out nationwide with hopes of building a great neighborhood within walking distance (along brick sidewalks) of the Metropolitan Branch of the B&O Railroad. Twenty years later, local Rockville residents continue to embrace the vision, but with some modifications in terms of size, scale and design.

Historic District Criteria:

Staff recommends that the property at 540 Beall Avenue has historic significance under the following HDC criteria:

I-C Pattern of Events: Exemplifies the cultural, economic, social, political or historic heritage of the County and its communities.

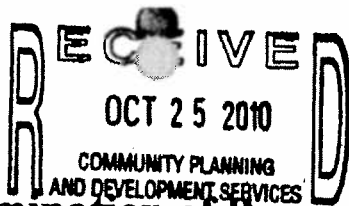
The property at 540 Beall Avenue exemplifies the development of West End Park, one of the important late 19th century subdivisions in Rockville. This subdivision was based on a national suburban model made possible by the extension of the Metropolitan Branch of the B&O Railroad from Washington DC into Rockville. The specific history of the property illustrates the economic hazards of the rampant land speculation in the late 19th century, and illustrates the city's slow recovery at the turn of the 20th century.

II-A Architecture: Embodies the distinctive characteristics of a type, period or method of construction.

The property at 540 Beall Avenue is a good example of the smaller scale late Victorian homes being built in Rockville at the turn of the century. It is a good example of the eclectic use of design components from various architectural styles in a home of modest size.

Integrity: While there have been many alterations at the property, most of the exterior alterations are minor and/or at the rear. The property is easily recognized as "of its day" and it conveys its historic significance, as reflected in the HDC criteria identified above.

³ While more research is needed, the next generation of this family, with John and Sylvia Mills, were responsible for the construction of many homes in East Rockville, especially in Croydon Park.



ATTACHMENT B

HDC 2011-00520

Nomination of Property for Local Historic DesignationProperty Address: 540 BEALL AVE, ROCKVILLE, MD 20850Your Name: MARK AND DONIPHAN HOWLANDAre you the property owner? Yes ☒ No ☐If you are not the owner, please list the name and mailing address of the owner(s):
_____If you are not the owner, please explain your relationship to the property: _____
_____Your mailing address if different from above:
_____Daytime telephone number: 540-748-0145 Home telephone: 540-967-1555Property Type: Single-family residence ☒ Commercial Building ☐
Other ☐Year Built (if known): 1908

Architect/Builder (if known): _____

Do you have information on the history of the property that you would be willing to share with the City's Historic Preservation staff for research purposes?

Yes ☒ No ☐If you are the property owner, do you authorize City staff to inspect and photograph the exterior of the property? Yes ☒ No ☐

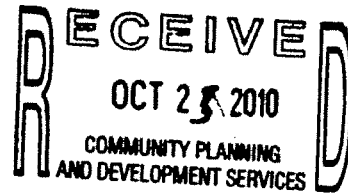
I hereby nominate the property at 540 BEALL AVE to be evaluated for local historic designation based on the City of Rockville's criteria of historical, cultural, architectural and/or design significance. I have been provided with information on the responsibilities and benefits of owning historically designated property.

Signature Mark D. Howland
Doniphan P. Howland Date 10-19-10

Please return this completed form to: Historic Preservation Office, Department of Community Planning and Development Services, 111 Maryland Avenue, Rockville, Maryland 20850-2364, or Fax to: 240-314-8210. Questions? Call 240-314-8230.

Office use only: Date received 10/20/10 Assigned to Robin Zick
B-8

①



October 19, 2010

Ms. Robin Ziek
City of Rockville
Department of Community Planning and Development Services
Historic Preservation Office
111 Maryland Ave.
Rockville, MD 20850-2364

Dear Robin:

We are finally nominating our property at 540 Beall Ave., located in the west end district of Rockville, for local historic designation. Our nomination form is enclosed along with a copy of a completed Maryland Historical Trust State Historic Sites Inventory Form for 540 Beall Ave. We may have given you a copy of this form when we met at the house on March 16, 2009.

Thank you for all the information you have sent us relating to the local historic designation of our property. We look forward to working with you.

Sincerely,

Mark Howland Doniphan Howland

Mark and Doniphan Howland
Enclosure

ATTACHMENT B

Maryland Department of Assessments and Taxation
Real Property Data Search (v6.3)
MONTGOMERY COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 04 Account Number - 00232125

Owner Information

Owner Name: HOWLAND, MARK D & D P Use: RESIDENTIAL
Mailing Address: 540 BEALL AVE Principal Residence: YES
ROCKVILLE MD 20850 Deed Reference: 1) / 6935/ 318
2)

Location & Structure Information

Premises Address Legal Description
540 BEALL AVE WEST END PARK
ROCKVILLE 20850

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
GR23				234		7	50	1	

Special Tax Areas: Town Ad Valorem Tax Class ROCKVILLE 50

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1907	1,478 SF	9,250.00 SF	111

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information


	Base Value	Value	Phase-in Assessments	
		As Of 01/01/2010	As Of 07/01/2010	As Of 07/01/2011
<u>Land</u>	351,050	287,200		
<u>Improvements:</u>	167,190	146,400		
<u>Total:</u>	518,240	433,600	433,600	433,600
<u>Preferential Land:</u>	0	0	0	0

Transfer Information

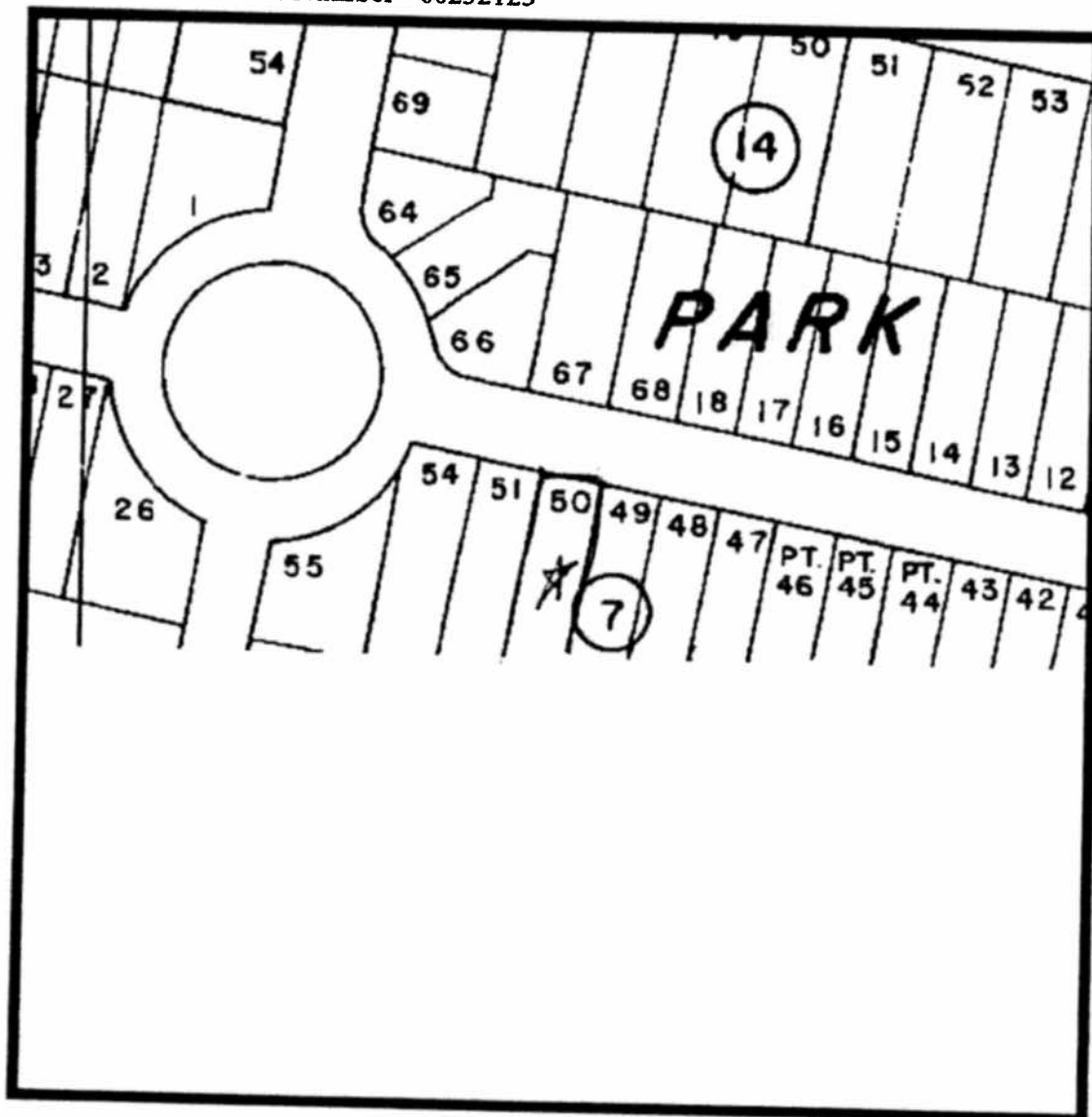
<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
<u>Type:</u> IMPROVED ARMS-LENGTH	11/25/1985	\$120,000
	<u>Deed1:</u> / 6935/ 318	<u>Deed2:</u>
<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
<u>Type:</u>	<u>Deed1:</u>	<u>Deed2:</u>
<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
<u>Type:</u>	<u>Deed1:</u>	<u>Deed2:</u>

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
<u>County</u>	000	0	0
<u>State</u>	000	0	0
<u>Municipal</u>	000	0	0

	Maryland Department of Assessments and Taxation MONTGOMERY COUNTY Real Property Data Search	ATTACHMENT B Go Back View Map New Search
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District - 04 Account Number - 00232125



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2009.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

**Maryland Historical Trust
State Historic Sites Inventory Form**

8
MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. Ms 26/27/8B
ATTACHMENT B

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic

and/or common The Howland House

2. Location

street & number 540 Beall Avenue

not for publication

city, town Rockville

vicinity of

congressional district

8

state Maryland

county

Montgomery

3. Classification

Category

X district

X building(s)

structure

site

object

Ownership

X public

X private

both

Public Acquisition

in process

X being considered

X not applicable

Status

X occupied

unoccupied

work in progress

Accessible

yes: restricted

X yes: unrestricted

no

Present Use

agriculture

commercial

educational

entertainment

government

industrial

military

museum

X park

private residence

religious

scientific

transportation

other:

4. Owner of Property (give names and mailing addresses of all owners)

name Mr. and Mrs. Mark Howland

street & number 540 Beall Avenue

telephone no.: (301)251-8567

city, town Rockville

state and zip code MD 20850

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Land Records liber 6935

street & number Montgomery County Courthouse folio 318

city, town Rockville

state Maryland

6. Representation in Existing Historical Surveys

title MNCPPC ("West End Park")

date 1976

yes federal X state X county no local

depository for survey records Park Historian's Office

city, town Derwood

state Maryland

B - 12

B - 12

(5)

7. Description

ATTACHMENT B
Survey No. ATTACHMENT B
M: 26/7/8

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

This small, two story, three bay by three bay house faces north on Beall Avenue. The frame house's original wood German siding is now covered with vinyl. There is a brick foundation. The asphalt shingled, central main hipped roof has front gable roof one bay projections to the north and south. The gable ends have pronounced gable returns, and the roof wall junction has a wide eave overhang, boxed without brackets. An interior brick chimney rises on the west side of the hipped roof, barely visible to the passerby on the street. The yard in front of the house has two dogwood trees about six meters apart. The rectangular lot is long and narrow, and the back yard is about forty meters long.

The house faces north. The front porch, recently renovated, is full width, one story with three delicate spindle work columns supporting the standing seam tin roof. There is a wooden balustrade, and the porch is supported by brick piers connected with latticework. Six steps lead up to the porch. The north facade has five one-over-one windows, each with blue shutters, though the first story windows are connected and thus have only one shutter on each side. The east bay of the north facade is recessed, and holds the front door with fanlight decor; a transom is located above the door. There is a multi-pane window in the attic.

The east side holds five one-over-one windows, three on the first story, two on the second. None have shutters. A fence is connected to the house, marking the entrance to the back yard.

The south facade is composed of a rear-facing one bay two story gable roofed block with two windows, one on each level, and a vent on the attic level. Above the enclosed one story back porch is another window. The windows are all one-over-one and have no shutters. The back porch has seven small windows, two of which are one-over-one. The wooden modern back deck is accessible by the back porch. The deck covers the full length of the south side, with a slate patio to its rear.

The west side is similar to the east in that it has only windows and has a wooden fence connected to it which marks the entrance to the back yard. This facade features four evenly spaced story windows (two on each story) and a bulkhead to the basement.

The basement is used as a storage area, and contains the air-conditioning, oil heat furnace, heating pipes, and laundry appliances. The pipes stretch into another part of the basement that is walled off. The inside stepped entrance to the basement has low headroom. The bricks near the steps have been painted, while the others have not. The basement has a couple of brick supports. There is another basement door at ground level, near the sealed off wall, which opens to steps to the outside on the west side of the house. The basement has three windows, each with screens over them. Two face east, one west.

8. Significance

Continued on 8.1

Survey No. M:26/7/8

ATTACHMENT B
ATTACHMENT B

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates

Builder/Architect

check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☐ local

Prepare both a summary paragraph of significance and a general statement of history and support.

This house is located on lot 50 in Block 7 of West End Park, a subdivision in Rockville, In 1890, Washington, D.C. developer Henry Copp planned for West End Park to be a community where the middle class family could get "health, wealth and comfort".¹ When Copp suffered financial problems in the late 1890's, he was forced to sell his remaining undeveloped lots and relinquish his dream of streets lined with beautiful, large Victorian houses.

Henry Copp sold lots 48, 49, and 50 to Mary E. Rowe, who paid \$400 for each lot, though there is some confusion as to when she bought them. The Sentinel on September 30, 1892 listed Copp's sale of lots in the West End to various people, including Mary E. Rowe of Kansas during the previous few weeks.² However, the Land Records note the transfer on November 14, 1895; at that time Rowe lived in Indianapolis. Further, the deed was recorded in November of 1897, two years after it was made.³ Nonetheless, Rowe owned the lots for at least twelve years, but did not build on them.

Mary Rowe sold the three lots to Robert A. Coe in April of 1908.⁴ In December of 1906, Coe bought from Sarah V. McCormick lots 22 and 23, which face Anderson Avenue directly behind lots 48 and 49, giving him five adjacent lots. Coe set to work building a house on lot 50, which he subsequently sold along with his four other lots to Rockville developer Martin Heim in January of 1909.⁵ Heim's role as a developer (and also a builder) could lead some to believe that he built the house, but it is unlikely because he owned the lots for only two months. John F. Fisher purchased the five lots in March of 1909 from Heim.⁶ Fisher sold lot 50 with a house on it to Mariel G. Mills half a month later.⁷

By this time, West End Park was quite different from the exclusive upper middle-class neighborhood envisioned by Henry Copp. Behind the large villas facing the Darnestown Road was a handful of scattered late 19th and early 20th century homes on unpaved streets shaded by adolescent trees. Barns and occasional windmills dotted the landscape, but for the most part the development remained on paper. Ownership was spread among those who had purchased individual lots or homes for their own residences, local and out-of-town speculators holding lots for future development, and builders speculating with small groupings of homes of varying sizes and styles. Residents included Federal civil servants who commuted by rail, local professionals and officials, farm families moving into the small urban center of Rockville, and renters hoping one day to purchase homes. Architectural styles had changed from the earlier Queen Anne and Italianate, by 1908 tending to be more symmetrical, less exuberant, and classical in appearance; house plans gradually followed a more open, free-flowing arrangement.

In contrast to the selling and reselling of the house in the early 1900's, in mid-century ownership was more stable. Agnes E. Fisher and Mary E. Thrift bought the house from Mr. and Mrs. John Vinson Peter in 1932, with the provision

(7)

that Lucille Bailey would inherit it after they passed away. The house was owned by Fisher and Thrift, then Bailey and her husband Thomas for 28 years.⁸

From 1960 to 1985, the house changed hands many times. Aside from the current owners, the longest anyone owned the property was seven years. The Prices (owners from 1965 to 1972) made dramatic changes to the house, tearing out the crown molding interior woodwork and replacing it with varnished woodwork. They sealed off the hallway door that led to the front parlor and made it a part of the wall. The Prices also removed from the southeast side of the house a garage, which has since been replaced by a garden and part of the driveway.⁹

The Howlands (owners since 1985) have made significant changes to the house in recent years. They renovated the front porch, which necessitated the removal of trees about three yards in front of the house, built a back deck, landscaped extensively, partially renovated the kitchen and upstairs bathroom (i.e., new floors, refinished cabinets, replaced appliances, replaced toilet and sink, refinished bathtub), repainted the exterior front of the house, and replaced the gutters. The first floor was renovated which involved widening of the opening between the hall and dining/living rooms and the living room and the front room. Original trim and rosettes (in kitchen) reproduced and formed around widened openings and downstairs windows.¹⁰

¹Copp, Henry. Peerless Rockville: What it Offers to Home-seekers and Investors Washington D.C.: Gibson Brothers, 1890.

²Montgomery County Sentinel September 30, 1892.

³Montgomery County, Maryland, Land Records, J.A. 60/71.

✓⁴ibid. J.L.B. 198/189.

✓⁵ibid, 202/230.

✓⁶ibid, 202/492.

✓⁷ibid, 208/351.

✓⁸ibid, 2796/344.

⁹Interview with Peg Sante, 7/29/93.

¹⁰Interview with Doniphan Howland, 7/93.

~~ATTACHMENT B~~
ATTACHMENT B: 26,
Survey No. MB

10. Geographical Data

Quadrangle scale _____

Lot 50, Block 7, Section two of "West End Park"

state	code	county	code
11	Form 2		

state Maryland 20850

MARYLAND HISTORICAL TRUST
DHCP/DHCC
110 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2003
301-771-3000

B - 16



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[Home](#) > [Historic Preservation](#) > [Historic Designation Criteria Checklist](#)

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Historic Designation Criteria

The Historic District Commission (HDC) uses the following checklist to assist it in evaluating the significance of nominated multi-resource and single-site historic districts. Standing structures and sites, including archaeological resources, must be determined to be significant in one or more of the following criteria to be found eligible for designation:

I. Historical and cultural significance:

- A. Event: Is the site of a significant historic event
- B. Person: Is identified with a person or a group of persons who influenced society
- C. Pattern of Events: Exemplifies the cultural, economic, social, political or historic heritage of the County communities
- D. Has character, interest, or value as part of the development, heritage or cultural characteristics of the County, State, Nation

II. Architectural and design significance:

- A. Embodies the distinctive characteristics of a type, period or method of construction
- B. Represents the work of a master
- C. Possesses high artistic values
- D. Represents a significant and distinguishable entity whose components may lack individual distinction
- E. Represents an established or familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape

Historic Integrity of structure and sites:

- Substantially Altered* (basic shape, original façade plan, windows and doors have been obscured or changed)
- Minor alterations* (porch removal or enclosure, roof material replacement, siding added over old siding, but mass and fenestration intact)
- Original or near original condition* (all changes reversible)
- Outbuildings present and largely preserved*
- Original site and setting largely preserved* (lot size, environmental character trees, setbacks, streetscape)

Level of site significance: Local; State; National

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Rockville City Government
Rockville City Hall • 111 Maryland Avenue • Rockville, MD 20850
240-314-5000
Please e-mail questions or comments to the [Web Administrator](#).

PUBLIC LAND LAWS

PASSED BY CONGRESS

FROM APRIL 1, 1882, TO JANUARY 1, 1890,

WITH THE

IMPORTANT DECISIONS

OF THE

SECRETARY OF THE INTERIOR, AND COMMISSIONER OF THE GENERAL
LAND OFFICE,

THE LAND OPINIONS

OF THE ATTORNEY GENERAL, AND

THE CIRCULAR INSTRUCTIONS

ISSUED FROM THE GENERAL LAND OFFICE TO THE SUR-
VEYORS GENERAL AND REGISTERS AND RECEIVERS
DURING THE SAME PERIOD.

UNITED STATES LIBRARY

V. 1

BY

HENRY N. COPP,

Attorney and Counselor at Law.

PUBLISHED BY THE EDITOR:

WASHINGTON, D. C.

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11

MEMORANDUM

January 5, 2011

TO: Mayor and Council

FROM: Historic District Commission

SUBJECT: **HDC Recommendation: HDC2011-00520 540 Beall Avenue, West End Park**

Recommendation by Historic District Commission

After receiving a nomination by the property owner, and after an evaluation at the December 16, 2010 meeting, the Historic District Commission (HDC) recommends that the property and house at 540 Beall Avenue in West End Park be designated as a local historic district through the City's Map Amendment process by re-zoning the property from R-60 to R-60 HD. The property was sold by Henry Copp in 1892, and the house was constructed by John and Mariel Mills in 1909 across the street from the house constructed by Henry Copp for his own residence. The HDC notes that the property meets Criterion I-C: Pattern of Events, that it exemplifies the late Victorian development of West End Park: and, II-A: Architecture, that it exemplifies Late Victorian architecture.

Evaluation of Historic Significance by the Historic District Commission

The Historic District Commission (HDC) considered the proposed Evaluation of Historic Significance at its December 16, 2010 meeting. The proposed historic district evaluation concerns a single-family residence in the R-60 zone in West End Park. The request for an Evaluation of Historic Significance was brought to the HDC by the property owners, who support historic district re-zoning.

The HDC reviewed staff research and the staff recommendation, and conducted its evaluation according to the HDC's adopted Criteria for Historic Designation (see A-2). This review is restricted to historic significance, and the HDC cannot consider building condition, costs for rehabilitation, or future proposed uses in their deliberation. Such issues may be considered by the Planning Commission and the Mayor and Council, in their consideration of re-zoning. If the property is designated as a local historic district, such considerations can be part of the Historic District Commission's deliberations of a Certificate of Approval for alterations proposed by the property owner.

Background

The property history coincides with that of the locally designated and National Register-listed West Montgomery Avenue Historic District. The property is located near Henderson Circle, and sits across the street from the Allnutt House (locally designated, NR listed). The current owners have lived in the house since 1985 and have maintained its historic character through the years, with repairs to windows, exterior trim, painting, and general upkeep.

Discussion by the Historic District Commission

A research form was prepared in 1993, under the auspices of Peerless Rockville. Staff supplemented this work with additional deed research and by incorporating general city history compiled since 1993, especially concerning the late 19th century development of Rockville. The HDC had questions about

architectural details. A requested update on siding, roofing, retention of original windows, and original shutters has been incorporated into the evaluation of “integrity” provided in the staff report and posted on the city’s web site. The HDC also asked about the environmental setting, presence of exceptional trees (yes) and outbuildings (no historic outbuildings remaining).

Historic District Commission motion

On a motion by Commissioner Reynolds, and seconded by Commissioner Moloney, and with Chair McCool voting in favor, the Historic District Commission recommended historic district designation of the property at 540 Beall Avenue on the basis of Criterion I-C and II-A.

HISTORIC DESIGNATION CRITERIA

I. Historical and cultural significance:

- A. Event: the site of a significant historic event
- B. Person: identified with a person or a group of persons who influenced society
- C. **>Pattern of Events: exemplifies the cultural, economic, social, political or historic heritage of the County and its communities**
- D. Cultural Value: has character, interest, or value as part of the development, or cultural heritage of the City, County, State, Nation

II. Architectural and design significance:

- A. **>Embodies the distinctive characteristics of a type, period or method of construction**
- B. Represents the work of a master
- C. Possesses high artistic values
- D. Represents a significant and distinguishable entity whose components may lack individual distinction
- E. Represents an established or familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape

Historic Integrity of structure and site:

- A. **>Original site and setting largely preserved (lot size, environmental character, trees, setbacks, streetscape)**
- B. Outbuildings present and largely preserved
- C. Original or near original condition (all changes reversible)
- D. **>Minor alterations (porch removal or enclosure, roof material replacement, siding added over old siding, basic mass and fenestration intact)**
- E. Substantially Altered (basic shape, original façade plan, windows and doors have been obscured or changed)

Level of site significance: Local; State; National

cc: Mark and Doniphan Howland
Planning Commission



Application for

Map Amendment

Print Form

ATTACHMENT D

MAP

4/09

City of Rockville

Department of Community Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850

Phone: 240-314-8200 • Fax: 240-314-8210 • E-mail: Cpds@rockvillemd.gov • Web site: www.rockvillemd.gov

Application Information:

Type of Amendment : ☐ Local Amendment ☒ Sectional Map Amendment ☐ Comprehensive Map Amendment

Please Print Clearly or Type

Property Address information 540 Beall Avenue

Project Description Owner nomination for historic district zoning

Applicant Information:

Please supply Name, Address, Phone Number and E-mail Address

Applicant Mayor and Council

Property Owner(s) Mark and Doniphan Howland, 14103 Louisa Road, Louisa, VA 23093 540-748-0145

Engineer _____

Attorney _____

STAFF USE ONLY

Application Acceptance:

Application # MAP2011-00109

Date Accepted _____

Staff Contact _____

OR

Application Intake:

Date Received _____

Date Accepted _____

Date of Checklist Review _____

Deemed Complete: Yes ☐ No ☐

Size 9,250 sf
 (SQUARE FEET IF LESS THAN ONE ACRE, OR ACRES IF ONE ACRE OR MORE)

From the R-60 Zone to the R-60 HD Zone
 (PRESENT CLASSIFICATION) (REQUESTED CLASSIFICATION)

or the _____ Zone.
 (ALTERNATE REQUESTED CLASSIFICATION)

Application is hereby made with the Rockville Mayor and Council of Rockville for approval of the reclassification of property located in Rockville, Maryland and known as:

LOT(s) 50 BLOCK 7 SUBDIVISION (#234) West End Park if boundaries conform to lot boundaries with a subdivision for which a plat is recorded among the Land Records of Montgomery County. If not, attach a description by metes and bounds, courses and distances and plat reference.

Also furnish the following information from the tax bill for the land (s) to be zoned:

District	Subdivision	Name Code*	Lot	Block	Acre/Ft	Subdivision or Tract Name
<u>04</u>	<u>234</u>	<u>00232125</u>	<u>50</u>	<u>7</u>	<u>9,250 sf</u>	<u>West End Park</u>

*The account number as recorded on the tax docket (Mont. Co.) Assessment Office

Previous Approvals: (If Any)

Application Number	Date	Action Taken
_____	_____	_____
_____	_____	_____
_____	_____	_____

☒ A letter of authorization from the owner must be submitted if this application is going to be filed by anyone other than the owner. I hereby certify that I have the authority to make this application, that the application is complete and correct and I have read and understand all procedures for filing this application.

By _____
 (Signature of Applicant)

Subscribed and sworn before this _____ day of _____, 20____

My Commission Expires _____
 Notary Public

MAP

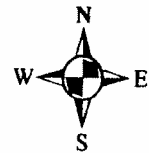
The Following Documents Are Furnished As Part Of The Application:

- ☐ A Complete Application
- ☐ Filing Fee (to include sign fee)
- ☐ A concise statement of the facts and circumstances upon which the Applicant relies to justify the reason(s) for this reclassification (example: change in character of the neighborhood, mistake in the original zoning, other reasons).
- ☐ An identification plat prepared by a civil engineer or surveyor certified by him to be correct, showing metes and bounds, courses and distances the land proposed to be reclassified, or if the boundaries conform to lot boundaries within a subdivision for which a plat is recorded in the Land Records of Montgomery County, then a copy of such a plat, the land proposed to be reclassified appearing in a color distinctive from that of other land shown on the plat.
- ☒ A vicinity map shall be furnished by the petitioner covering the area within 1,000 feet of the boundaries of the land covered by this application showing the existing zoning classification of such land as it appears on the official zoning map in the office of the Mayor and Council at the scale of 1 inch equals 200 feet.
- ☐ The scale of the identification plat shall be noted thereon and shall be not less than 100 feet to the inch if the land proposed to be reclassified is of an area ten acres or less and not less than 200 feet to the inch of an area more than ten (10) acres. A north direction arrow shall appear on such a plat and map.

Comments on Submittal: (For Staff Use Only)

MAP

540 Beall Avenue Vicinity Map



**Authorization to File
1-18-2011**

540 Beall Avenue
1-25-11

Summary of Historic Significance

The property at 540 Beall Avenue is significant for its architecture and its history. The house is a transitional vernacular Front Gable two-story frame structure, built circa 1909. It reflects architectural design elements from late 19th and early 20th century, an aspect of significance that is both notable and typical of houses of this period. Victorian features, such as the vertical scale and patterned window in the front gable, reflect late 19th century design. Early 20th century ideas of construction are apparent with the American Foursquare massing, particularly with the pyramidal roof; while Colonial Revival details are used, seen in the broken pediment at the front gable. Such eclectic design at this time reflects the changing world of construction, and a wider demographic for suburban homes. Technological changes meant that construction and design elements were manufactured rather than hand-crafted and separate elements, or entire houses, could be delivered inexpensively by rail. Product advertising with pattern books, magazines, and newspapers also encouraged and supported eclectic design by providing a menu of choices for the homebuyer. The modest size of the house, seen elsewhere in the city at this time, reflects the new ability of middle class families to buy their own homes.

The property illustrates the development of West End Park by Henry N. Copp. The subject property was part of the land sold by John Vinson to Henry Copp in 1890, who envisioned a large subdivision named West End Park. Copp's 1890 publication, entitled: *How to Get Health, Wealth, Comfort. Peerless Rockville. What it offers to Homeseekers and Investors*, provides a glowing view of life in the Town of Rockville in the late 19th century.